

HIDDEN TRAILS COMMUNITY ASSOCIATION  
Board of Directors Minutes of Meeting

January 8, 2018

President Jerry Sleder called the meeting to order at 6:36 p.m. Directors in attendance were President Jerry Sleder, VP Stacy McGuire (via speaker phone) and Secretary/Treasurer Mary Markov-Lytch. Also in attendance was Jennifer Figgers California Community Management. *Let the record reflect the meeting was held at 2245 East Valley Parkway, Escondido CA 92027*

**EXECUTIVE SUMMARY:** Minutes, legal assessment recovery status report, delinquency, violation fine hearings, small claims court for fines and fine removal requests

**BYLAW AMENDMENTS:** It was reported that a quorum was not established as (64) ballots have been received, in order to obtain a quorum (146) ballots are needed. Management gave director Mary Lytch extra ballots t along with an updated list of ballots received.

**MINUTES:** The Nov. 27, 2017 Board meeting minutes were reviewed and unanimously approved

**FINANCIAL:** The Nov. 30, 2017 financial statement was reviewed and unanimously approved

**1<sup>st</sup> OWNER FORUM FOR ITEMS LISTED ON AGENDA:** Dislike of community message board and agenda notices being too vague more details needed

**ARCHITECTURAL:**

1. The Board reviewed the 2017 DRC log. Committee member Chair Chris Duffey reported to the Board that the DRC is now meeting monthly and will provide minutes of each meeting

**LANDSCAPE:**

1. The Board reviewed the rotation maps provided by Park West Landscape. *No Board action taken*

**UNFINISHED BUSINESS:**

1. The Board tabled discussion regarding the DG path replacement options. Multiple proposals were received for various replacement options. The Board will schedule a special meeting to discuss the proposals. Once options have been chosen a ballot will be sent to the membership. It was brought to the Boards attention that one part of the DG path was not included, area across the large DG trail by the bench.
2. The Board reviewed the letter submitted by Green Horizons re: tree removal replacements at three (3) homes within the community. Per the arborist two (2) of the three (3) trees can be replaced. The Board unanimously approved for management to notify the two (2) owners.

**NEW BUSINESS:**

1. The Board unanimously approved to send a letter to the City Council members on behalf of the Board re: their concerns for the proposed Safari Highlands Ranch Project. Some of the concerns noted in the letter are: aging sewer infrastructure, fire protection "very high fire hazard severity zone" and emergency evacuation route.

2. The Board unanimously approved the installation of two (2) message boards by both entrances to the community. Management to verify sign height and report to Board. Management waiting to hear back from the City of Escondido regarding sign requirements.
3. The Board unanimously approved to place a lien on the following account for delinquent dues:  
HT231

**2<sup>nd</sup> OWNER FORUM:** Violations, Safari Highlands Ranch Project, Bylaw amendment, DG trail replacement costs and the possibility of the HOA abandoning their easement so the owners with the DG trail in front of their homes could take ownership and responsibility.

**NEXT MEETING:** Board meeting February 26, 2018, 5:30 PM at 2245 East Valley Parkway.

There being no further business to come to the Board, the meeting was adjourned at 7:29 PM.

The minutes presented herewith are not intended to be verbatim transcription of the Board meeting held on the above date. The intent is to provide a synopsis of key points of discussion and to chronicle decisions and action taken by a quorum of the Board.